NEW YORK, SUNDAY, AUGUST 25, 1918.—Copyright, 1918, by the Sun Printing and Publishing Associated

HARBINGER OF RETURNING GREATNESS SEFN IN BUYING MOVEMENT WHICH HAS DEVELOPED IN OLD SILK DISTRICT

Deserted Downtown Trade Centre, Once Internationally Known, Is Regaining Former Realty Value

remedy the mistakes they had made by refusing to do the bidding of tenants. Pertainty that the textile trade could

wooster street seems to have been the point mentioned above, as the new dispite its closer to the great lines of rail travel which blod New York with every corner of the globe, directly or indiscretly. There have been many lean years for the owners of realty in the old district. Down and down prices moved. No one could be induced to buy there, not being sure whether values had reached the low ebb, since the great supports of value in the district had.

Wooster street seems to have been the most active, as sixteen transactions were transactions were recorded for property on that street. \$22, 165 to 112, 113, 150 to 154 and 156. Broome street, 456, 457 and 156. Broome street, 452, 457 and 459, and 459 to 493. Prince street, 82 to 86, 131 to 135 and 136. Bleecker street years yielded nothing. The street, 85 to 89, 105 and 146. Houston street, 85 to 89, 105 and 146. H

There is a corner of New York which a coming back not with a rush but slowly and steadily. Values have moved up and folks who study the opportunities which the real estate conditions of the direct o

refusing to do the bidding of tenants.
Certainty that the textile trade could not do business in any other section but where it had been located for many was the grievous mistake landbrods made. Many who paid high rentals there and high rates for fire insurance held similar opinions. But time has proved that such opinions were based more on sentiment than logic.

The movement of the city has not proved a disadvantage. It has rather proved a benefit aside from the economical point mentioned above, as the new dismost active, as sixteen transactions were most active, as sixteen transactions were most active, as sixteen transactions were to enumerate the transactions recorder



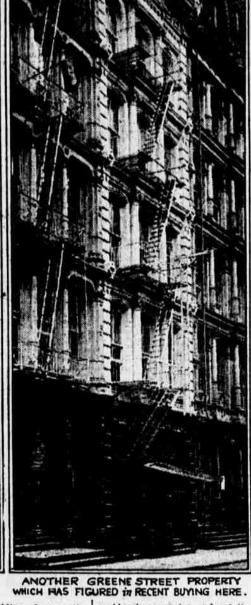
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much for the price was not unreasonable. In 1902, desired to the Title Guarantee & Trust Co. thought When the district has been re- remain. The tenant usually wanted to so well of the property that it loaned building. The property was held by the

privacy so desired in a country home.

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section whose history is not the same. Whether those values were inflated or not, the fact remains that property there is now at the lowest level of value, and with the demand for space so urgent there can be but one result—greater property values in the streets between Canal and Eighth streets, Broadway and Wert Broadway.

There are numerous instances to substantiate the opinion that property values there are on the upward move. Joseph L. Buttenweiser is said to have sold the property at 32 Greene street for \$30,000. That was a good deal more than the property cost him. The price he paid for the building was indeed low, but it was enough because of the condition of was enough because of the condition of the structure. Mr. Buttenweiser made over the building, spending several thousand dollars in doing so. He made it a modern structure and had no trouble

Another instance of increasing value is to be found in the transactions leading up to the purchase of 52 Greene street by Frederick Brown, who now holds it at \$20,000. He bought it from the Markham Realty Company, which had secured it from a woman who had owned it for a long time. The realty company sold its contract at a profit of \$2,500. Mr. Brown naturally wants a profit from the property.

Daniel H. Jackson made several thouand dollars through the resale of the seven story building at 97 Crosby street. It was once a tenement but had been altered for trade purposes. Jackson bought it from the Central Trust Comneat profit from the resale.

The property at \$2 University place is said to have been bought for part of the assessed value of the realty. It is now being held at \$20,000. The property at 204 and 205 Greene street is said to have been bought for a price less than \$50,000. At one time this rty was mortgaged for

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